

boutique
homes

Boutique townhomes.

at Harpley, Werribee

Harpley



Artist impression only

We believe exceptional design makes extraordinary homes. It's what drives us and we hope it inspires you.

Building a home is one of the most ambitious and exciting projects you'll take on in your lifetime.

We're here to help you create a home that gives you immense pride every time you walk through the door. It should be a place that you're proud to show off. And with careful upfront planning, it should evolve and grow as your lifestyle and family situation changes.

The journey starts with inspired and thoughtful design; a facade that captures your imagination. Add to that our commitment to quality, craft and workmanship, and you've got the makings of your forever home.

Here are a few added reasons that make building with Boutique Homes the right decision:

- Contemporary home designs and facades that lead the market
- Professionally curated colour selections
- Upfront pricing for certainty and peace of mind
- Market-leading standard inclusions and trusted brand partners
- Quality building materials
- 25-year structural guarantee and 12-month Boutique Assist aftercare warranty
- Proudly part of the ABN Group – Australia's leader in residential construction, property and finance – we have been building quality new homes since 1978

Thank you for inviting us to be part of your journey. We're excited to get started.



Aidan Hooper
Managing Director



Welcome to Harpley.

Located just 3km from the Werribee CBD and 35km south west of Melbourne, Harpley is an easy escape from the city with direct access via the Princes Freeway.

A range of walking and cycle paths traversing wetlands and parks make Harpley a warm and inviting place to call home. With tree-lined streets and big plans for the future, including a proposed waterside town centre, our community has a lot to look forward to.

Community. Collaboration. Connection. Just a few ingredients that combine to create a meaningful life. Add to that an environment that fosters a sense of belonging, support and endless opportunity and you have the recipe for happy living that Lendlease has perfected over more than 60 years of building master planned communities.



Your new community.

Harpley has been designed with your lifestyle and convenience in mind with community facilities, recreation, education, and shopping options.

TRANSPORT

- 1 Future link to Princes Freeway
- 2 Future bridge over rail line
- 3 Proposed future train station

RECREATION

- 4 Proposed public sports fields
- 5 Wyndham Vale South Sports Reserve
- 6 Wyndham Vale Reserve
- 7 Adventure Playground & Cultural Park
- 8 Harpley Discovery Trail
- 9 Carinya Village Park Playground
- 10 Carinya Park Playground
- 11 Shearwater Village Park Playground
- 12 Future lake and wetlands
- 13 Eaglemont Playground

EDUCATION

- 14 St Joseph's Catholic Primary School
- 15 Future Government Primary School - Opening 2023
- 16 Proposed Government Secondary School
- 17 Proposed Future Private School

COMMUNITY

- 18 Future Council Community Facility
- 19 Wallaby Childcare Centre

SHOPPING

- 20 Future Harpley Waterfront Town Centre
- 21 Proposed Mambourin Town Centre

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An exclusive new release of premium Boutique Townhomes showcasing the architecturally inspired Aspen facade.

Eden 18

The cleverly designed floorplan hosts a double garage, open living space, 3 bathrooms and 4 bedrooms with a walk in robe to master.

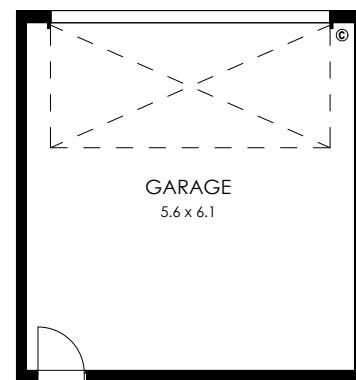


18a

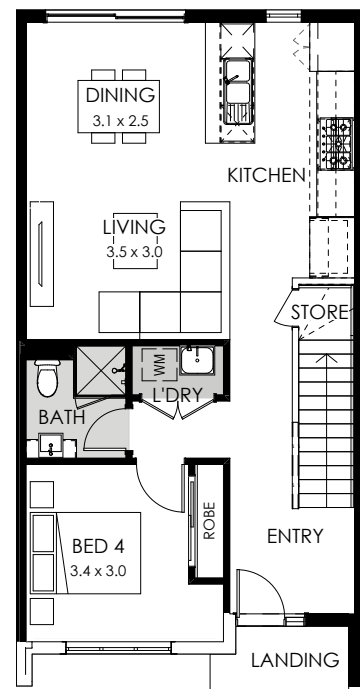
Specifications

Total area 170.22m² / 18.32sq

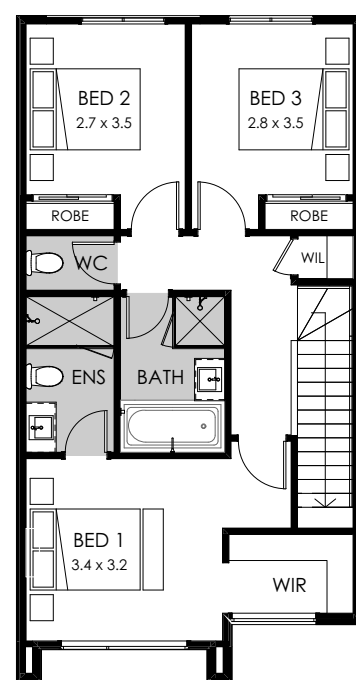
4 3 2



Garage



Ground floor



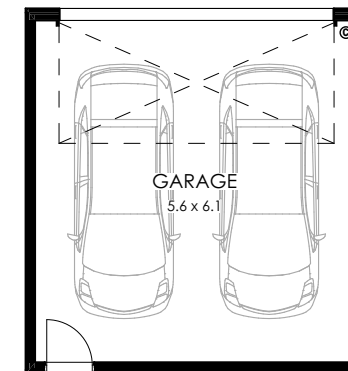
First floor

18b

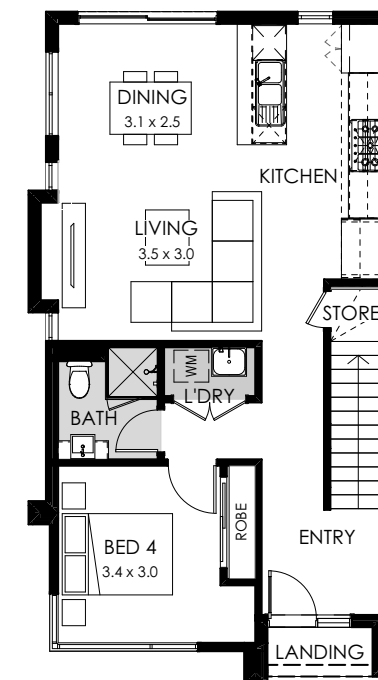
Specifications

Total area 171.10m² / 18.42sq

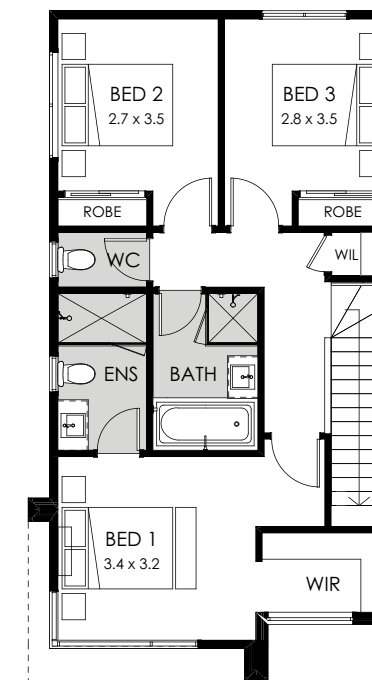
4 3 2



Garage



Ground floor



First floor



Artist impression only.

Eden 21

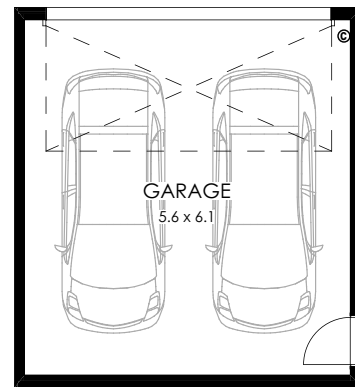
The cleverly designed floorplan hosts a double garage, open living space, 2.5 bathrooms and 4 bedrooms with a walk in robe to master.

21

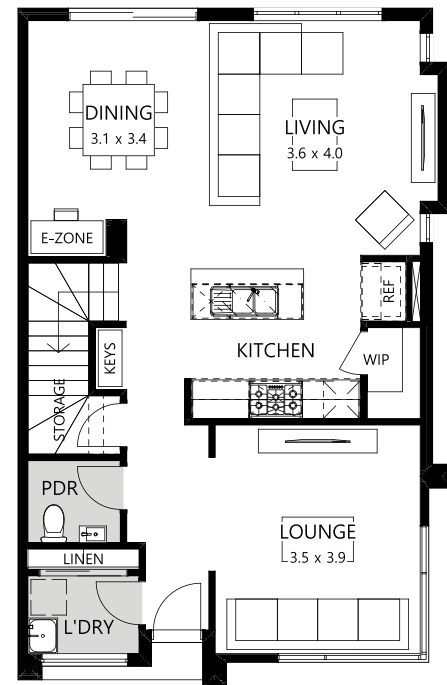
Specifications

Total area 191.17m² / 20.58sq

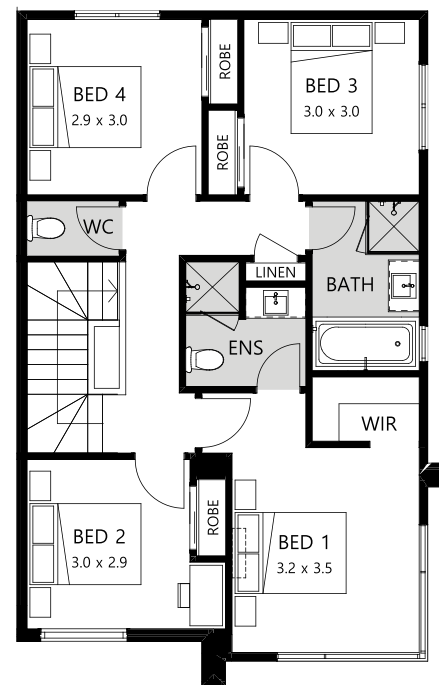
4 2.5 2



Garage



Ground floor



First floor



Artist impression only. Subject to change.

Colour schemes.

Select from three premium internal colour schemes that have been professionally curated from our standard range of finishes by Interior Designers.

Organic (Light)

Echoing natural materials and textures, the Organic Scheme celebrates simplicity and understated beauty. The subtle white colour palette with natural wood elements invites pops of colour for an interior that is all about you.



Please note colours are to be used as a guide only and may appear different in person. All imagery is illustrative only and features upgrade items including flooring, appliances, cabinetry, fixtures and fittings. Facade images are to be used as a guide only and may show decorative items not included in the base price including fencing, landscaping, windows and furnishings. Please note CGIs depict a 2550mm ceiling height. Contact your New Homes Consultant for house specific drawings to assist you in making your choice. Colour selections are subject to change without notice, Boutique Homes reserves the right to swap colours for a similar item if the item is discontinued by the supplier.

Colour schemes.

Coastal (Medium)

Feel the tranquility of a seaside haven with this beach-inspired palette of soft grey, sandy yellow, bleached white and dusty blues. Style with carefree fabrics and furnishings for a truly relaxed lifestyle.



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Colour schemes.

Minimal (Dark)

Ultra-clean lines and a lasting modern impression is the hallmark of minimalist design. The trend embodied by a monochrome, yet functional colour palette, creating dynamic spaces full of contemporary mood and sophistication.



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Artist impression only

Standard kitchen inclusions

- 1 ILVE IL0994X 900mm Built-in Oven (design specific)
- 2 ILVE ILGP96X 900mm Gas Cooktop (design specific)
- 3 ILVE Slide Out Rangehood 900mm FR90-2 (design specific)
- 4 2x banks of pot drawers
- 5 Finger pull to overhead cabinets
- 6 Soft closers to all kitchen drawers and cupboards
- 7 Overhead cupboards either side of rangehood and above fridge space
- 8 40mm Caesarstone oversize kitchen island bench with overhang

Kitchen upgrade options

- 9 Quality floor coverings
- 10 LED downlights to kitchen, entry and open plan living area
- Double Bowl Insert Sink (design specific)
- Poseidon Sink Mixer Chrome
- 1 Undermount sink upgrade
- 2 Internal doors upgrade
- 3 Provision for future installation of pendant lights



Artist impression only

Standard bathroom inclusions

- 1 Luna Inset Basin
- 2 Single vanity with 20mm Caesarstone to ensuite and main bathroom
- 3 Polished edge mirror
- 4 Soft closers to all bathroom cupboards
- 5 White lined cupboards
- 6 Quality ceramic tiles

- Vivas Basin Mixer
- Pin Multifunction Rail Shower
- Stylus Prima II Toilet Suite

Upgrade options

- 1 Internal doors upgrade
- 2 Shower niche upgrade (design specific)

Standard laundry inclusions

- Metro wall sink outlet with vivas wall mixer
- Clark 42L tub and cabinet (design specific)

Standard turnkey inclusions

- Front and rear landscaping
- Feature fencing
- Exposed aggregate concrete
- Blinds
- Heating and Cooling
- Clotheslines

Premium value.

We don't charge extra for excellence, which is why, unlike other builders, premium inclusions come as standard with every build.

Boutique standard inclusions	Benefit	Boutique	Other Builders
Premium facade	Adds street appeal and increases the resale value of your home.	Included	\$5,000
Heating & Cooling	Two head reverse cycle split system air-conditioning to living and bedroom 1.	Included	\$5,000
Exposed aggregate outdoor paving	Exposed aggregate concrete paving to all driveways, paths and porches.	Included	\$4,500
Double glazing	Double glazing provided to all windows, stacking and sliding doors.	Included	\$4,000
Caesarstone benchtops	40mm thick edge Caesarstone benchtops to kitchen with double inset stainless steel sink. 20mm thick Caesarstone benchtops to bathroom, ensuite and powder room.	Included	\$3,100
High ceilings	2550mm high ceilings throughout (excluding Garage).	Included	\$2,600
LED lighting	Flush mounted LED lights to bedrooms and LED downlights to the remainder of the home (excluding Garage).	Included	\$1,800
Roller blinds	Roller blinds included to all sliding doors and windows.	Included	\$1,800
3-coat paint system	We use quality Dulux Wash & Wear paint on all internal walls.	Included	\$1,500
Superior wall frames	Our homes are constructed with a minimum of MGP 10 timber; three grades higher than the required standard which ensures a more stable frame with increased structural rigidity. Our roof trusses are prefabricated to ensure straighter ceiling lines, providing stricter tolerances in deviation compared with standard roof trusses. External beams are rated H3, specifically rated and designed for external use.	Included	\$1,450
Quality Bradnams windows and sliding doors	Awning windows with locks included as standard. Sliding and stacker doors include a track system with high quality rollers for long lasting consistent smooth sliding, and a mortice lock on the slider handle for superior security.	Included	\$1,300
Overhead kitchen cupboards	Laminated overhead finger pull cupboards either side of rangehood and above fridge space.	Included	\$1,200
ILVE 900mm wide appliances (design specific)	Quality ILVE 900mm wide in-built oven and cooktop with slide-out rangehood.	Included	\$1,100
Soft closers	Soft closers to all kitchen, laundry and vanity drawers and doors.	Included	\$1,100
Shower base	Tiled shower bases.	Included	\$1,000
Pot drawers	Two banks of pot drawers are included in every kitchen.	Included	\$900
Garage	Smart control garage door.	Included	\$750
Recessed stair lights	Four recessed wall stair lights included to all staircases.	Included	\$600
Inset laundry sink and cabinetry (design specific)	Inset laundry sink with 800mm laminate base cabinetry and benchtop, instead of metal cabinet.	Included	\$500
Shower screen	2000mm high shower screens & 2100mm high tiling.	Included	\$400
Soft close toilets	Soft closing lids to all toilets.	Included	\$300
Toilet roll holder and towel rails	To bathrooms.	Included	\$300
Architraves & skirting	67mm architraves & skirting.	Included	\$150
Concealed washing machine taps	Not just a connection point, we also include taps standard in all our laundries.	Included	\$100
25 year structural guarantee	We stand by the quality of the materials, fixtures and tradespeople we use and back every Boutique home with a 25 year structural guarantee. We build your home to last.	Included	Only 7 yrs offered
12 month maintenance warranty	We extend the HIA-required 3 month maintenance period to a full 12 months, allowing your home to settle through Melbourne's unpredictable four seasons.	Included	Only 3 mths offered
Total value			\$40,450

Welcome home.



We're Listening

Our customers are at the centre of everything we do. That's why your feedback is sought throughout the build to ensure we're on the right track, or if any improvements can be made.



Upfront, Always

Building a home is complex, but it doesn't have to be confusing. Our team will be clear and transparent about what's included right from the start to give you peace of mind.



Raising the Standard

Boutique deliver beyond the standard. We only use quality materials and tradespeople with thorough supervision and quality control inspections throughout your build.



12 Month Assist

We offer a superior 12 month warranty service so your new home has enough time to settle and experience all four seasons.



25 Year Guarantee

Our commitments don't end when construction wraps. We stand by the quality of our homes and back each one with a 25 year structural guarantee.



43 Years' History

Proudly part of the ABN Group, we've been delivering superior service, design excellence and exceptional quality for over 43 years.